

January 30, 2006

**MEMORANDUM**

**TO:** Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

**FROM:** David W. Eichelberger, P.E. - CBBEL, Indianapolis

**PROJECT:** **Concord Plaza – Lot 2**  
**CBBEL Project No. 02-038 (EO)**

**DEVELOPER/OWNER:** **Mann Properties**

**LOCATION:** **40° 21' 51" Latitude**  
**-86° 51' 42" Longitude**

**RECOMMENDATION:** **Final Approval with Conditions**

Mann Properties proposes to construct a new commercial shopping center and associated parking on a 6.5 acre outlot being developed with the proposed Wal-Mart SuperCenter site located at the southwest corner of C.R. 350 South and C.R. 250 East (Concord Road). Runoff from the commercial shopping center will be conveyed through new storm sewers, which will connect to a main storm sewer system being constructed with the proposed Wal-Mart SuperCenter and discharge into a new detention facility constructed with the Wal-Mart SuperCenter.

Runoff from the site has an indirect outlet to the Kirkpatrick Regulated Drain. A portion of the project infrastructure and paved areas will encroach into an easement along the east side of Promenade Parkway. Runoff from the site eventually discharges to the Kirkpatrick Regulated Drain. The project site is not located within the Tippecanoe County MS4 Area.

This project was previously reviewed in memorandums dated January 19, and January 26, 2006. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

1. The project plans and drainage report should be certified by a registered professional.
2. It appears that the existing storm sewer along Promenade Parkway is located in a Tippecanoe County drainage easement. This easement should be clearly labeled on the construction plans. Construction of Lot 2 and portions of the infrastructure will encroach into the drainage easement and will require coordination with, and approval from, the Tippecanoe County Surveyor's Office. This encroachment will also require final approval from the Tippecanoe County Drainage Board, and the Tippecanoe County Commissioners.
3. A certified copy of the Woolpert plans depicting the revised storm sewer system should be provided for the file. In addition, the invert elevations noted for structure 16 on this plan sheet should be corrected. The south invert at this structure is 9.9 feet above the west invert.

4. The applicant should obtain approval from the Tippecanoe County Highway Department for all work proposed within future right-of-way areas and for all work within the Promenade Parkway Right-of-Way.
5. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
6. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
7. The applicant must pay the Phase II stormwater program fees.
8. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/de

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